

COUNTY COUNCIL OF BEAUFORT COUNTY
ADMINISTRATION BUILDING
BEAUFORT COUNTY GOVERNMENT ROBERT SMALLS COMPLEX
100 RIBAUT ROAD

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VICE CHAIRMAN

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COUNTY ADMINISTRATOR

JOSHUA A. GRUBER
DEPUTY COUNTY ADMINISTRATOR
SPECIAL COUNSEL

SUZANNE M. RAINEY
CLERK TO COUNCIL

AGENDA
GOVERNMENTAL COMMITTEE
(Includes Public Safety Division)

Monday, May 11, 2015

3:00 p.m.

Executive Conference Room

Administration Building

Beaufort County Government Robert Smalls Complex

100 Ribaut Road, Beaufort

Governmental Committee Members:

Stu Rodman, Chairman
Rick Caporale, Vice Chairman
Cynthia Bensch
Gerald Dawson
Brian Flewelling
Alice Howard
Jerry Stewart

Staff Liaison:

Phil Foot, Assistant County Administrator
Public Safety

1. CALL TO ORDER – 3:00 P.M.

2. DISCUSSION / ADOPTION OF AN ECONOMIC DEVELOPMENT RESOLUTION FOR
BEAUFORT COUNTY ([backup](#)) ([resolution](#))

3. ADJOURNMENT

[2015 Strategic Plan Committee Assignments](#)

County Economic Development Policy Framework, Strategy and Action Plan
Heritage / Historic Tourism Plan: Development, Action Plan



Economic Development Proposal (May 11, 2015)

Resolution

- Economic Development Corporation
- Research Parks:
 - NOB
 - SOB

Path Forward Common Denominators

- Strategy
- Director
- Product
- Get Started

Downstream Tasks

- Organize
- Hire
- Start Deal Flow
- Partnership RFP's
- Develop Parks:
 - Graves or Other
 - Commerce or Other
- Alliance Affiliation
- Budgeting / BAN / Bonding

Economic Development

Organizational Proposal

Council Consideration

- **Corporate Structure (2Q15)**
- **Director Deal Maker/Closer (4Q15)**
- **Executive Assistant**
- **Coordinating Role:**
 - Business Opportunities**
 - Commerce**
 - Municipalities & County**
 - Cooperative Marketing, Visits, etc.**
- **Publicly Funded - \$250K**
 - 70% (\$175K) - County (\$90K - '16)**
 - 30% (\$75K) - Municipalities (start '17)**
- **SC - \$150K**

Discussion Points

- **Objective: Formation & Recruitment (Jobs)**
- **County: Deal Support (\$'s, tax relief, etc.)**
- **Executive Board - 7 Members (3Q15):**
 - Municipalities (4) - Business or Elected**
 - County (1) - Business or Elected**
 - Board Selected (2) - Business**
- **Board of Advisors - 10 to 15 Members**
- **Interim Director - TBD:**

Deal Flow	\$150K - SC
Director Search	Commerce
HHI EDC Model	Space
- **Job #1 - January, 2016**
- **Director to Recommend Alliance (1Q16)**

Economic Development Product Proposal

Research Park North

\$2.0M - Land

6.5 - Infrastructure

\$8.5M

Factors:

- **Healthcare - Task Force**
- **Aerospace & Military**
- **Automotive**
- **Light Manufacturing**
- **Agriculture**
- **Quality of Life**
- **Wage Structure**
- **Military (Bases & Retirees)**

Research Park South (Horse Farm)

\$11.5M - Option

(4.0) - R&C (comps = 16a @ \$308K = \$5M)

(.5) - Storm water

\$ 7.0M (64a @ \$110K / acre)

1.5 - Infrastructure

\$ 8.5M

Factors:

- **Healthcare (& High Tech) - Task Force**
- **Headquarters**
- **Quality of Life**
- **Residents (Active / Retirees / Private Equity)**

Economic Development

Financial Engineering

Operations

- Director, Assistant, Expense, etc. - \$250K
- Contributions:
 - \$100 K - County for Unincorporated
 - 39 - Hilton Head Island
 - 13 - Bluffton
 - 12 - Beaufort
 - 11 - Port Royal
 - \$175 K (\$1 per Resident)
 - 75 - County
- County Appropriation:
 - \$ 90K - '16
 - \$175K - '17

Investment

\$ 8.5M - North

8.5 - South

\$17.0M

Factors:

- BANs as Req'd ('16 Interest = \$150K = .1 Mills)
- Ref: GO Bonds (1 Mill Debt Service):
 - 1/3 Residents (4%) - \$4 / \$100K
 - 2/3 Others (6%) - \$6 / \$100K

Cost Offsets?

- Public - Private Partnerships
- CIP Referendum
- Sale of Parcels
- Commerce Participation

RESOLUTION NO. 2015/____

A RESOLUTION TO ADOPT AN ECONOMIC DEVELOPMENT POLICY
FOR BEAUFORT COUNTY

WHEREAS, economic development and the diversification of the tax base within Beaufort County is a priority of Beaufort County Council; and

WHEREAS, in order to adequately support economic development initiatives, it is appropriate for County Council to establish a strategy on how to approach economic development, recognizing that the individual components require subsequent Council approval; and

WHEREAS, it is conventional wisdom that economic development requires the assemblage of property and associated public infrastructure for that purpose, which are typically called Parks; and

WHEREAS, the geographic makeup of Beaufort County is large and diverse and, as such, more than one Park is required; and

WHEREAS, it is generally agreed that the management of economic development activities should not be part of the County Administration; and

WHEREAS, it is agreed that in order for economic development activities to be successful in Beaufort County, there will need to be cooperative participation between the County and the Municipalities; and

WHEREAS, in order to successfully implement economic development activities, Public Funding will be required until such time as sufficient commercial development and diversification has occurred, which will then foster continued development by private industries.

NOW, THEREFORE, BE IT RESOLVED, that Beaufort County Council hereby adopts an economic development strategy, which, among other things, will include the establishment of the following:

1. A County Economic Development Corporation to include participation of the Municipalities and associated public funding.
2. The purchase and infrastructure development of two commerce parks in the County, one the northern areas of the County and one southern areas of the County.

Adopted this ____ day of _____, 2015.

COUNTY COUNCIL OF BEAUFORT COUNTY

By: _____

D. Paul Sommerville, Chairman

APPROVED AS TO FORM:

Joshua A. Gruber, Deputy County Administrator
Special Counsel